

GARLAND STREET IMPROVEMENTS



Business and Property Owners Meeting December 10, 2014

Traverse City Downtown Development Authority
City of Traverse City



OUTLINE

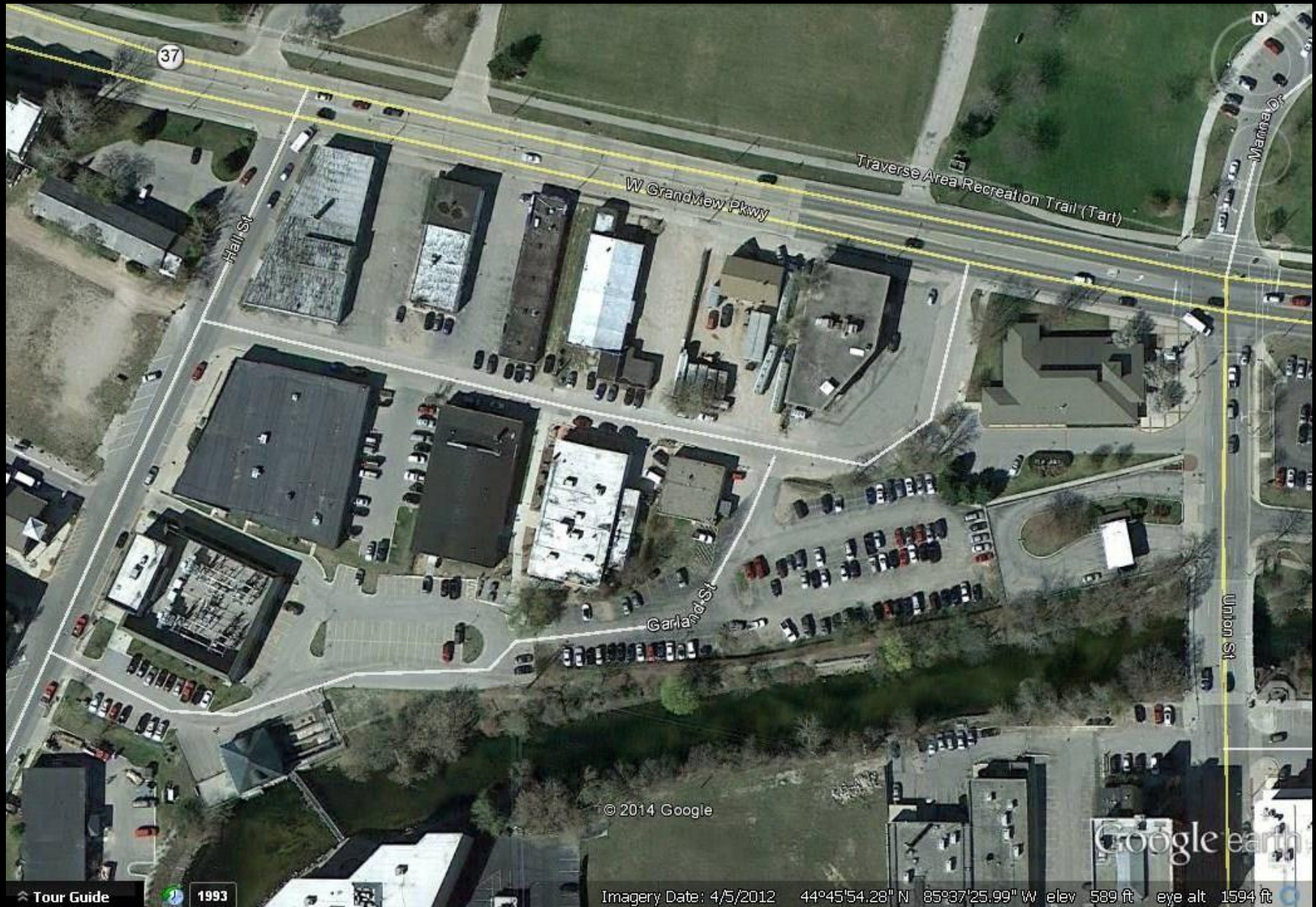
- Purpose
- Process
 - Background
 - Givens
 - Approach
- Design Principles
- Revised Plans Based on Feedback
- Construction Process
- Discussion and Input



PURPOSE

Review design changes
and reach consensus on
design, development and
implementation of the
Garland Street
Improvements

WAREHOUSE DISTRICT – GARLAND STREET





BACKGROUND

- Revitalization and redevelopment of Warehouse District initiated discussion of Garland Street Improvements.
- A design charrette was held with property owners in 2010.
- Initial design work was conducted in 2011.
- Funding was secured in 2012 – 2013 as part of Warehouse District Brownfield Plan



GIVENS

- Budget is \$1.3 million for 1/5 mile
- City Design standards must be followed.
- DDA Board must approve design and budget.
- City Commission will have the final decision over development.



APPROACH

- **TIF 97 Plan included linking Warehouse and Downtown as a priority**
 - Pine Street Pedestrian Way
 - Extend Garland Street to Union Street
- **Additional Plans for West Front Improvements**



ALIGNMENT

- Option 1: Connect Garland Street to Union Street
- Option 2: Improve existing Garland Street with connection to Grandview Parkway.

*Dependant upon agreement with TC
Tourism and Fifth Third for Right of Way*



DESIGN PRINCIPLES

- Provide effective mix of pedestrians, bicycles, autos, and delivery vehicles.
- Utilize warehouse character in design.
- Opportunity for innovation and creativity.
- Slow vehicular speeds.
- Effective short and long term maintenance.

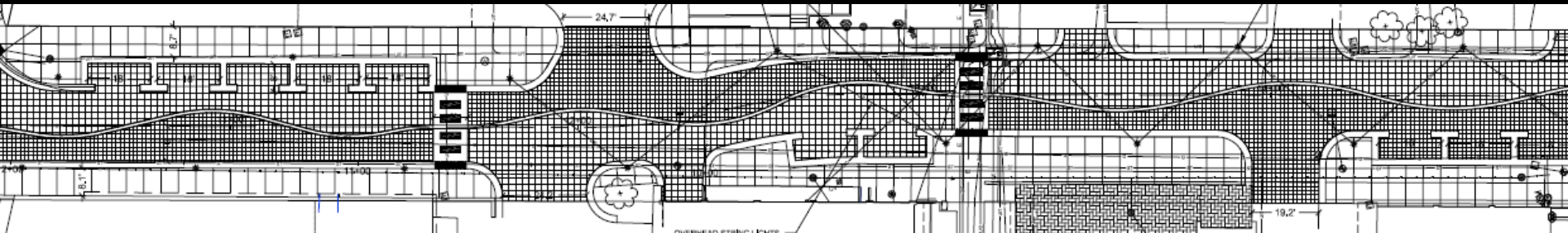


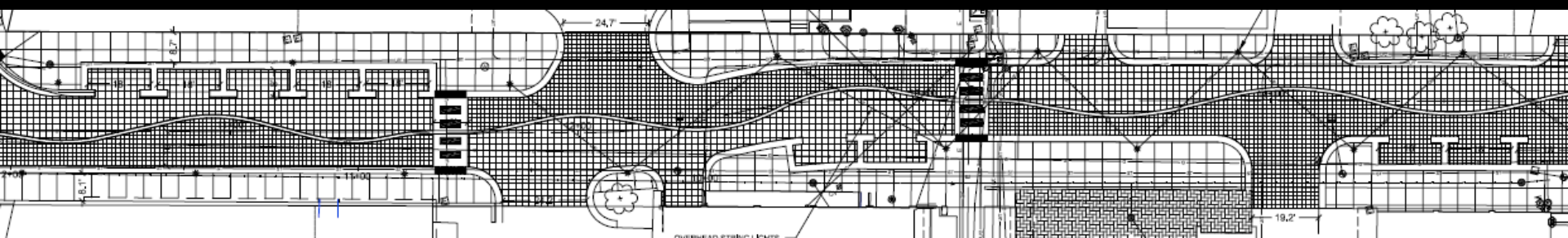
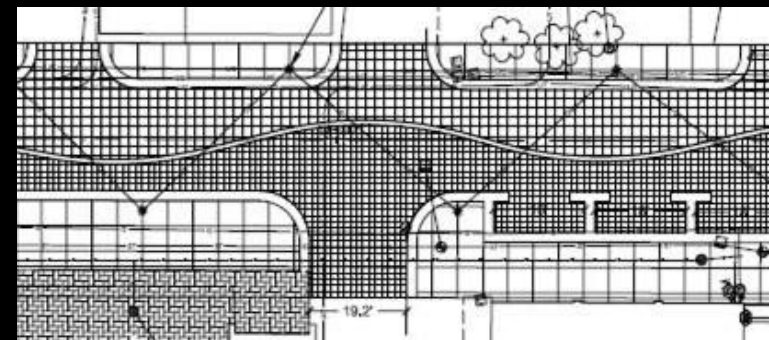
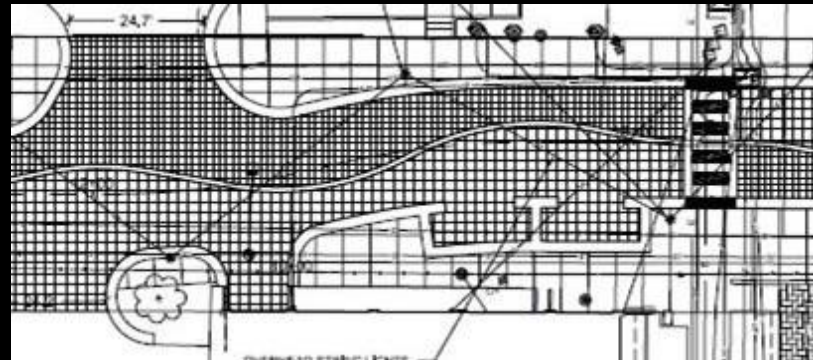
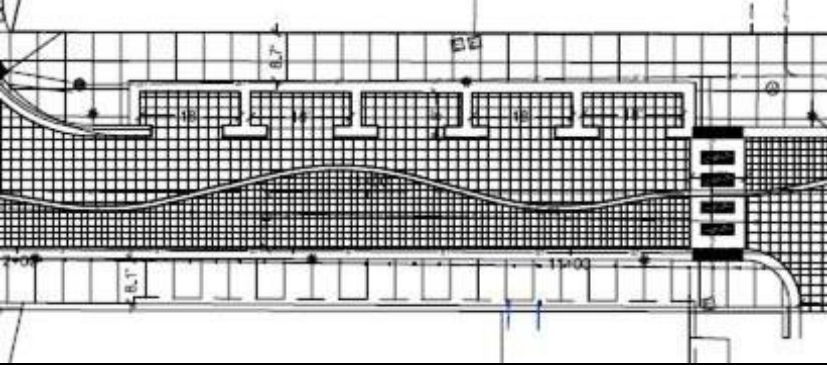
FEEDBACK

- Multi-Mode Design
- Simplify Road Design
- Examples of Pavement and Design
- Use Industrial Revolution Theme
- Provide Overhead Lighting
- Increase Plantings and Furnishings
- Maximize Sidewalk Space
- Provide Short Term Parking
- Connect to Union Street

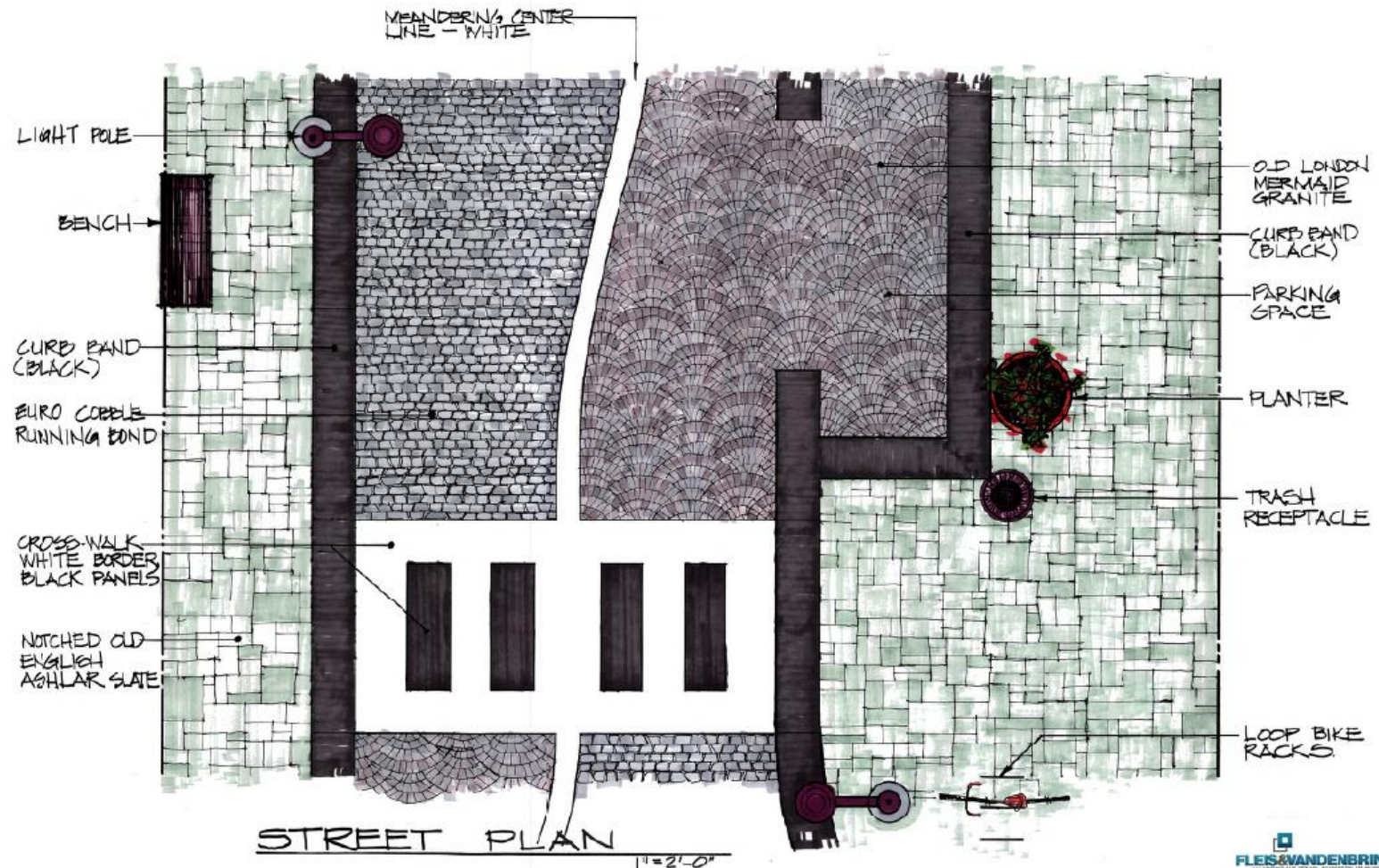
SIMPLIFY ROAD DESIGN

- Simplified and reduced the number of pavement textures
- Textures change only at crosswalks





PAVEMENT TEXTURES AND COLORS



COLOR PALLETTE

WALKS



C-31 Shadow Slate®



5238 Sunbaked Clay



C-22 Coral Red



C-26 Antique Cork

MERMAID



3987 Porcelain Gray®



6063 Winter Beige



C-32 Quarry Red

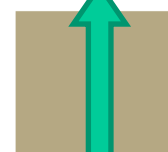


5234 Summer Beige

COBBLE



1266 Cool Gray



0288 Autumn Beige



5059 Sorrento Red

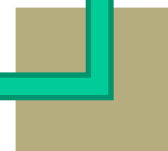


5130 Spring Beige

OPTIONAL



C-14 French Gray



C-20 Limestone



C-27 Westwood Brown



C-15 Coachella Sand



C-24 Charcoal



C-25 Sombrero Buff



1012 Barcelona Brown



C-11 Desert Sand

CURB BAND



C-34 Dark Gray



C-12 Mesa Beige



1010 Brownstone



C-21 Adobe Tan

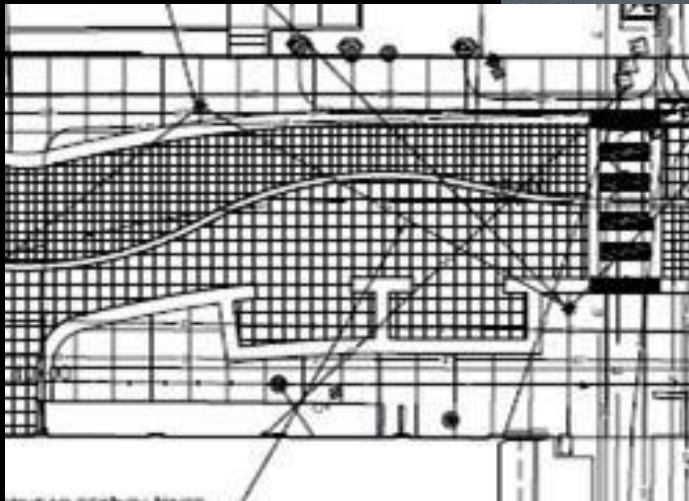
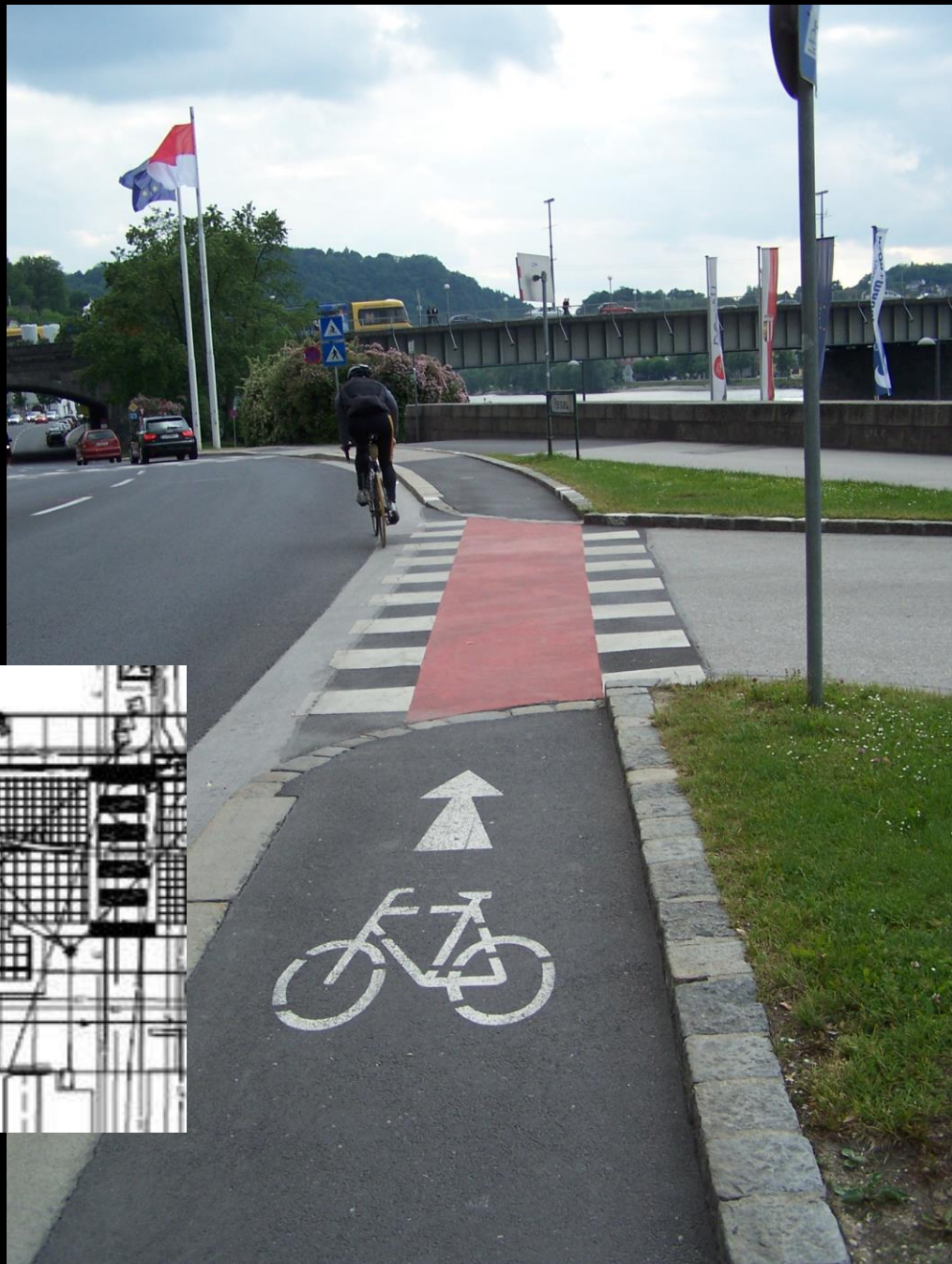






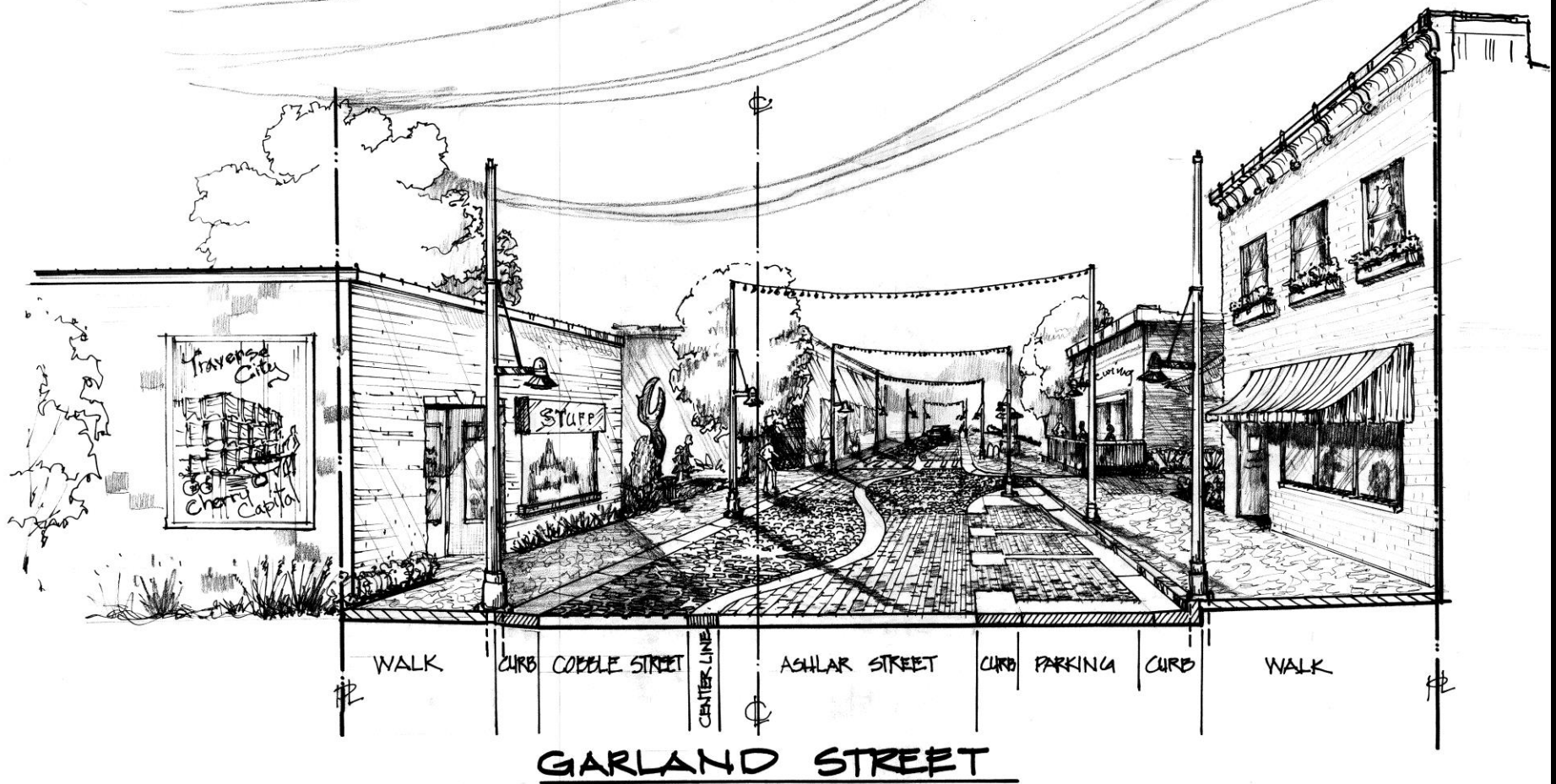


- **Crosswalk
Example**









INDUSTRIAL REVOLUTION THEME

- Industrial Fabrication
- Sturdy
- Cast Iron

Light Poles



INDUSTRIAL REVOLUTION THEME

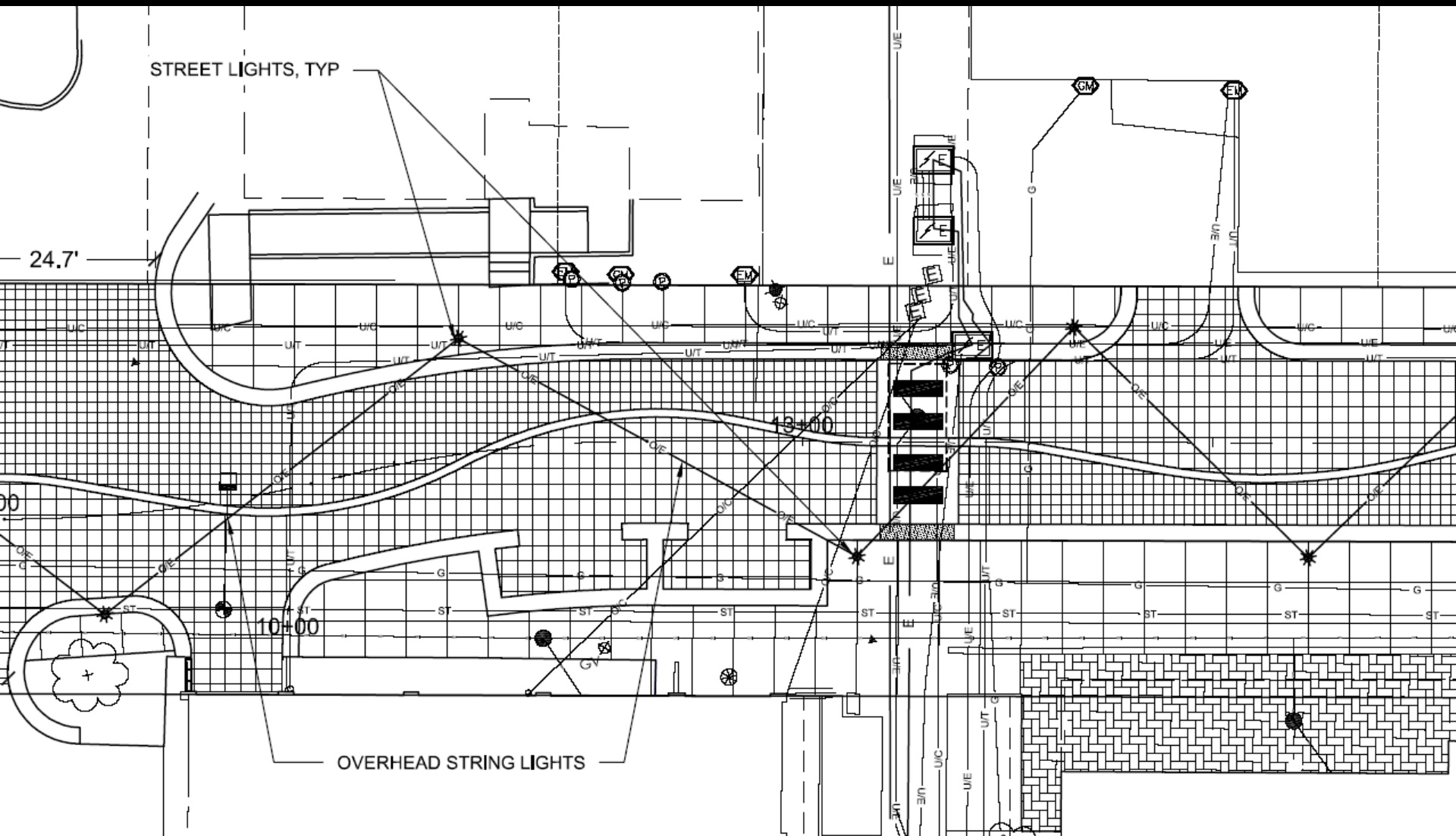
- Industrial Fabrication
- Sturdy
- Cast Iron

Furnishings




Du Mor
SITE FURNISHINGS

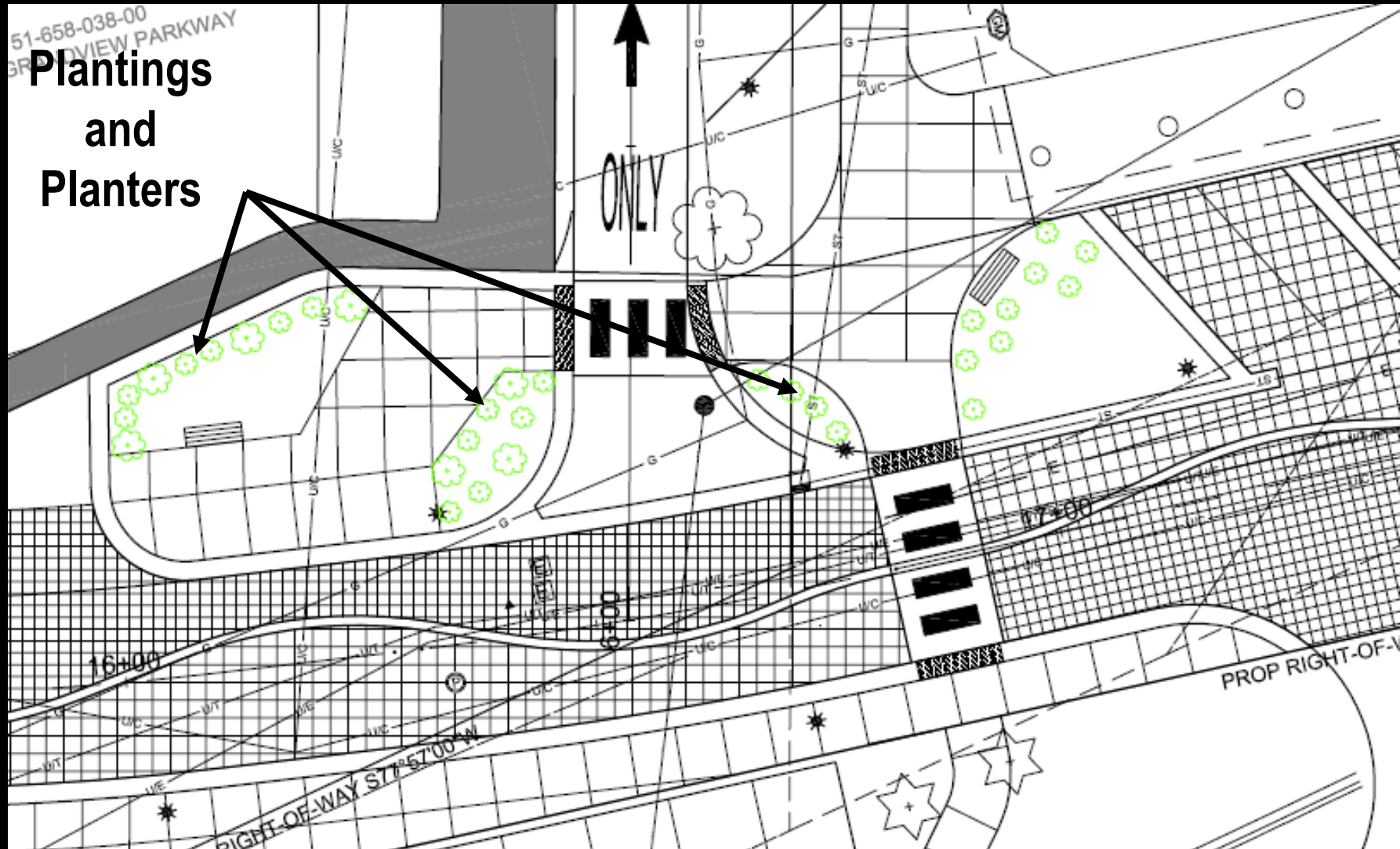
PROVIDE OVERHEAD LIGHTING



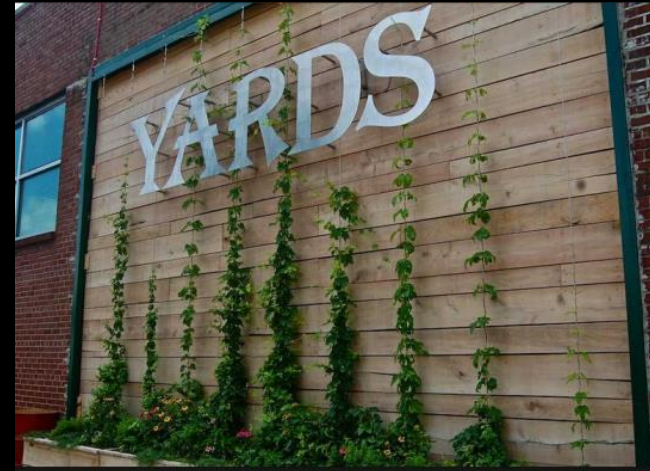
PROVIDE OVERHEAD LIGHTING



INCREASE PLANTINGS



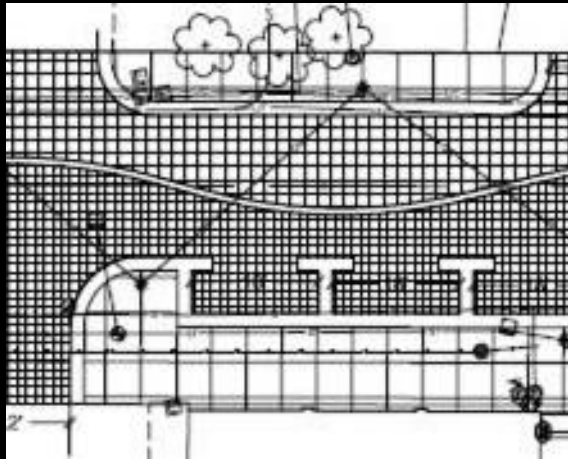
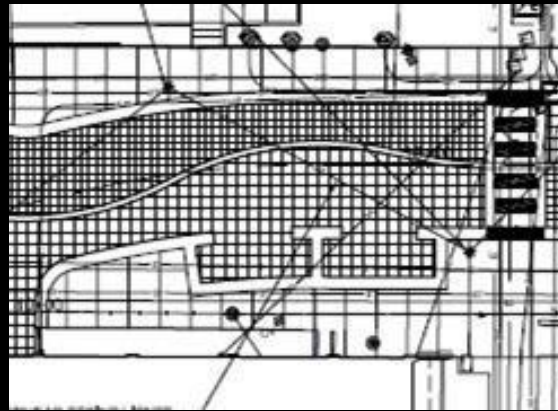
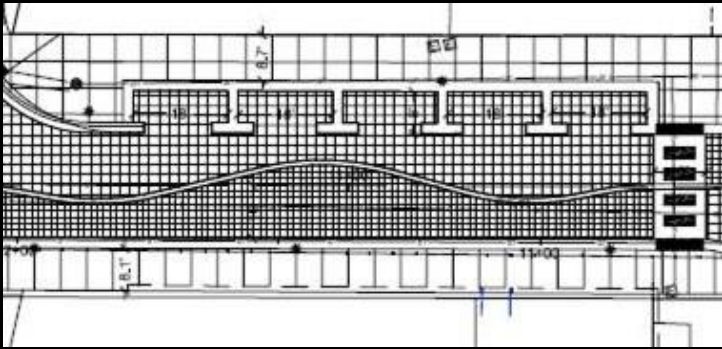
INCREASE PLANTINGS



Live Walls

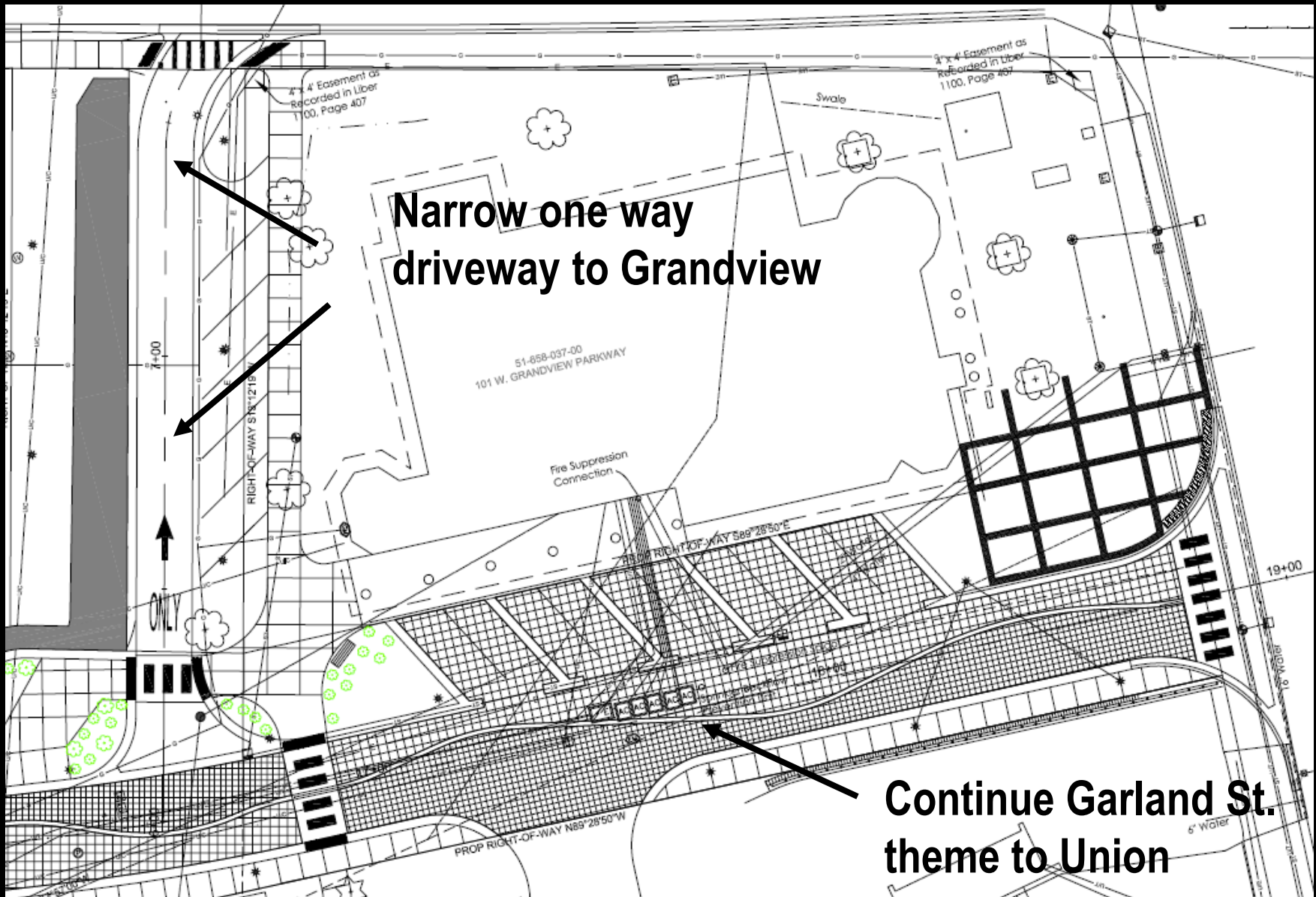
WORKSHOP BREWERY

PROVIDE SHORT TERM PARKING



DDA Short Term Parking Implementation

CONNECT TO UNION STREET





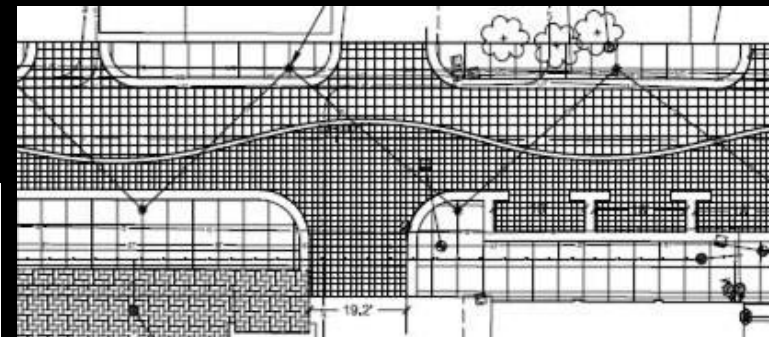
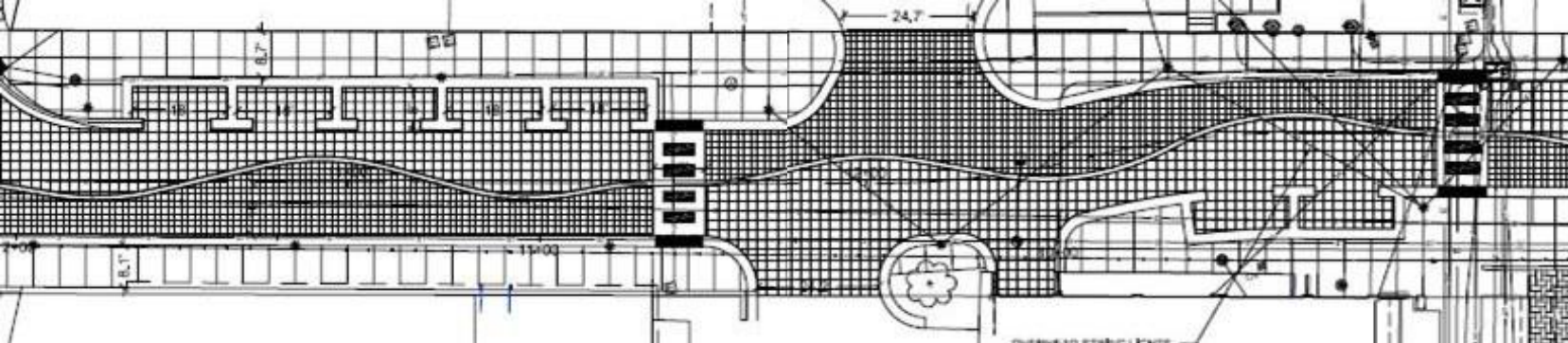
CONSTRUCTION CHALLENGES

- Maintaining access to businesses
- Cost effective construction process
- Underground utilities
- Pine Street pedestrian bridge construction
- Private construction projects



PROPOSED CONSTRUCTION PROCESS

- Construction beginning April 2015
- Constructed in two parts
- Access through Lot X and Z
- Open for use by June 30



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ALTERNATIVE LIGHT POLES

